



Cliffe Road

Brampton, Barnsley, S73 0XN

Guide Price £135,000 - £145,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- ALARM SYSTEM
- EPC RATING: B

- EXTENDED TO THE REAR
- AIR SOURCE HEAT PUMP FOR RADIATORS AND BOILER FOR WATER / DG WINDOWS
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled on the charming Cliffe Road in Brampton, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and space. The property boasts a rear two storey extension, two inviting reception rooms, large kitchen area and handy downstairs WC.

The property features three well-proportioned bedrooms, ensuring that there is plenty of space for family members or guests. The four piece suite bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this home is the large enclosed south facing rear garden, a perfect sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the off-road parking driveway offers the convenience of secure parking, a valuable asset in today's busy world.

This residence is not just a house; it is a home that promises comfort and a welcoming atmosphere. With its prime location in Brampton, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this semi-detached property on Cliffe Road is a wonderful opportunity for those seeking a spacious and versatile home in a desirable area. Do not miss the chance to make this lovely house your new home.

ENTRANCE HALL

Through a uPVC entrance door this leads into the roomy hallway with staircase rising to first floor landing, wall mounted radiator and doorways leading to both the kitchen and large storage room with uPVC window and freestanding freezer.

KITCHEN

19'02" x 10'03" (5.84m x 3.12m)

Extended kitchen area with an array of contemporary wall and base units adding storage, contrasting work surface over with 1.5 bowl sink, drainer and mixer tap, built in electric oven and four ring electric hob, integrated fridge freezer, freestanding dishwasher and washing machine. Tiles to the floor and walls with uPVC window to the rear and further doors leading to the Dining Room and rear hall.

DINING ROOM

12'05" x 8'06" (3.78m x 2.59m)

A generous size dining space with French uPVC doors leading into the enclosed rear garden filling this room with natural light. Comprises neutral décor, wall mounted radiator with plenty of room for dining furniture, perfect for entertaining family and friends. Large open arch doorway leading into the Lounge.

LOUNGE

12'06" x 13'09" (3.81m x 4.19m)

This spacious living room is full of character, perfect room for entertaining family and friends. Centred around the closed chimney breast with wall mounted electric fire which gives a great focal point to the room which is filled with natural light via a large front facing uPVC window. Carpet flooring, wall mounted radiator and lift giving access to bedroom one.

HALL

Having door leading to downstairs WC and external door to the rear garden.

DOWNSTAIRS WC

3'09" x 4'06" (1.14m x 1.37m)

Handy addition to any busy household this room comprises low flush WC, pedestal wash hand basin, wall mounted radiator and uPVC frosted window to the side.

LANDING

Carpeted landing having access to loft hatch that is partially boarded for extra storage, doors then lead to family bathroom, bedroom one and three, further hall giving access to bedroom two and office.

BEDROOM ONE

13'01" x 12'02" (3.99m x 3.71m)

A large master bedroom with lift access, carpet flooring, wall mounted radiator and uPVC window to the front elevation.

BEDROOM TWO

12'06" x 10'07" (3.81m x 3.23m)

Generously sized double bedroom with the extra bonus of built-in wardrobes and furniture. Comprising carpet flooring with wall mounted radiator and two uPVC windows to the rear and side elevation.

BEDROOM THREE

10'00" x 6'08" (3.05m x 2.03m)

A single sized bedroom with uPVC window to the front, carpet flooring and wall mounted radiator.

OFFICE

9'06" x 6'01" (2.90m x 1.85m)

Currently being used as an office could potentially be used as a single bedroom if need be. Having wall mounted radiator, neutral décor and carpet flooring.

BATHROOM

10'01" x 10'04" (3.07m x 3.15m)

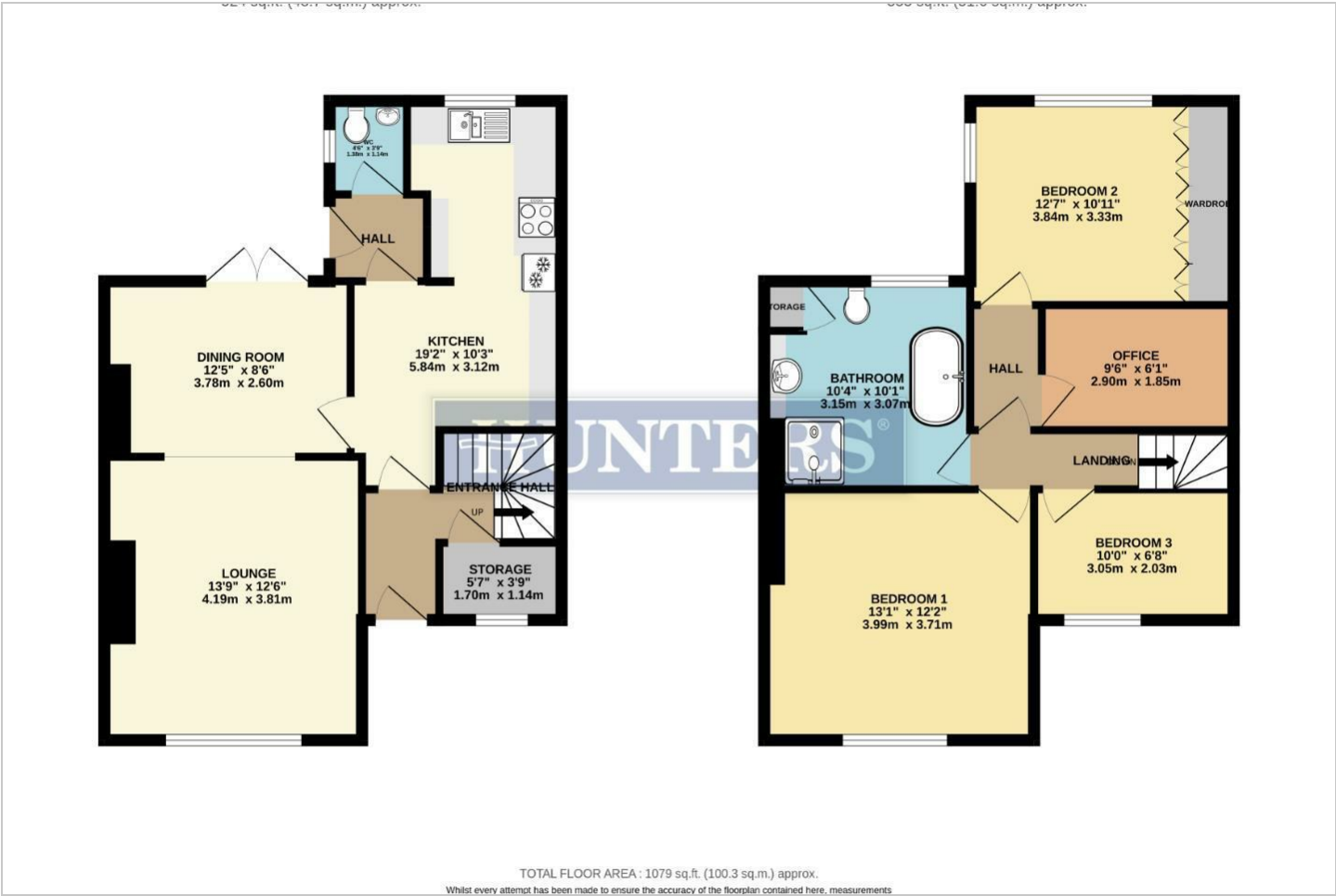
A contemporary and very spacious family bathroom with partially tiled walls and tiled flooring. Comprising four piece suite. Having whirlpool bath, vanity storage unit with built in sink, low flush WC and large shower cubicle. Wall mounted radiator with frosted uPVC window to rear and handy storage cupboard located in the corner housing a Vaillant gas boiler.

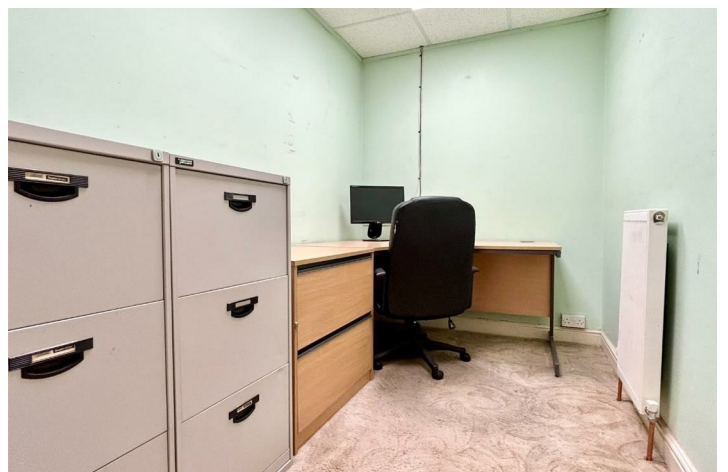
EXTERIOR

The front of the property offers secure off road parking with well maintained drive for you or guests, with decorative iron gate then leading to the side and rear elevation.

At the rear of this property is a fully enclosed large garden. Mainly laid to lawn with slabbed patio area providing a great space for seating in the warmer months, wooden built shed with electrical supply is situated to the side of the patio offering further storage. The garden is fully enclosed and surrounded by wooden fencing and hedges with brick built storage unit sitting to the side of the home.

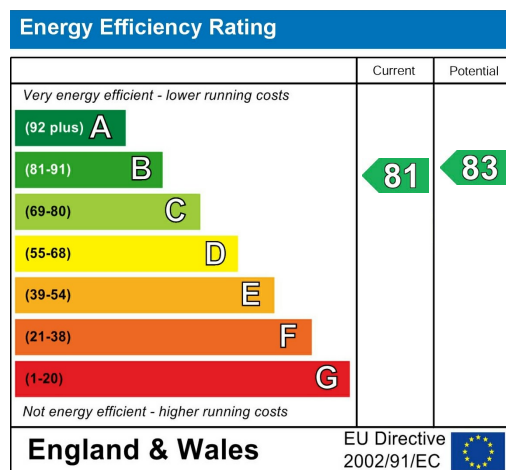
Floorplan







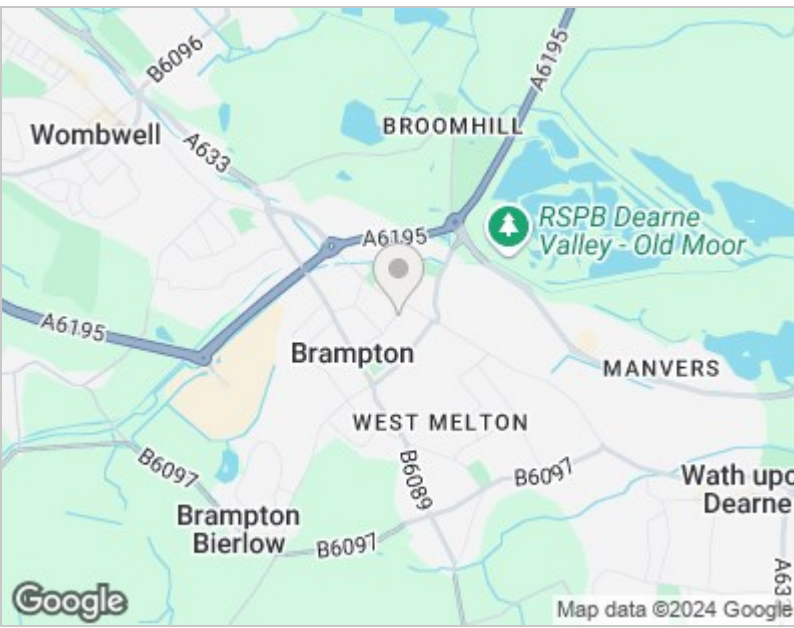
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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